



## **Town of Moultonborough Planning Board**

### **Notice of Decision**

### **Subdivision Permit**

### **Michael J. Quinn/Tax Map 70, Lot 2**

**October 28, 2009**

**Applicant:** Michael J. Quinn  
P.O. Box 1857  
Wolfeboro, NH 03894

**Location:** Yukon Trail (Tax Map 70, Lot 2)

On October 28, 2009 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Michael J. Quinn (hereinafter referred to as the “Applicant” and/or “Owner”) to allow subdivision of an existing 25 acre parcel into two (2) parcels, creating one (10 new buildable lot of approx. two (2) acres in size, in the Agricultural Residential (AR) Zoning District.

The public hearing was closed on October 28, 2009. At the regularly scheduled Planning Board meeting on October 28, 2009, the Board voted by a vote of six (6) in favor (Ryerson, Coppinger, Jensen, Nelson, Charest, Taussig), none (0) opposed, to **GRANT** their request for a Subdivision Permit subject to the following conditions:

#### **1. Conformance with Plan**

Work shall conform with the plans entitled, “Subdivision of Land, Owned by Michael J. Quinn, Tax Map 70, Lot 2, Moultonborough, Carroll Co., NH” (2 sheets) prepared by Hambrook Land Surveying, 2 Skinner Street, Center Sandwich, NH, dated September 2009, and to be revised.

#### **2. Amendments**

Any modification to the revised approved plans created by Hambrook Land Surveying titled “Subdivision of Land, Owned by Michael J. Quinn, Tax Map 70, Lot 2, Moultonborough, Carroll Co., NH” and dated September 2009, to be revised, and any modification of any condition of this approval, together with previous approvals unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Planner. In such case the applicant shall submit to the Planner the requested changes who shall seek Board approval of the changes. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

**3. Endorsement of Plan**

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved site plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this site plan review shall be placed on the final plans, or this decision shall be referenced on the plans, and said plans shall be recorded at Carroll County Registry of Deeds within ninety (90) days of signing of the plans by the Planning Board Chair and prior to any construction commencing.

**4. Subdivision Regulations**

The Site shall be constructed in accordance with the requirements of the Subdivision Regulations and any other applicable rules and regulations as affected by this decision.

**5. Transfer of Ownership**

Within five (5) days of transfer of ownership of the site, the Applicant, their successors or assigns, shall notify the Board in writing of the new owner's name and address. The terms, conditions, restrictions and/or requirements of this decision shall be binding on the new owner and its successors and/or assigns.

**6. Fire Department**

All work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

**7. Office of the Building Inspector**

All work shall comply with the requirements of the office of the Moultonborough Building Inspector as affected by this decision.

**8. Utilities**

Any utility installation shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of a Building Permit.

**9. Lighting**

All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Regulations.

**10. Access Easement**

The applicant shall submit revised plans indicating an access easement for the driveway access of the dwelling unit on "Residual Lot 2", over "Proposed New Lot 2.1", prior to endorsement of the plans.

**11. State Subdivision Approval Required**

The applicant shall obtain State Subdivision Approval for the site.

**12. E-911 Numbering**

The lots shall conform with the Town of Moultonborough Building Numbering System Ordinance (Section 20), prior to the issuance of Certificates of Occupancy for the lots.

**13. Testimony and Representation at Public Meetings**

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

**14. Right to Amend Decision**

The Planning Board reserves the right to modify or amend this approval on application of the owner, lessee, or mortgagee of the premises, or upon its own motion, as permitted by the Town of Moultonborough Subdivision Regulations, Section 4.14, and RSA 676:4.

**15. Violations**

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Building Inspector and/or the Planning Board, unless the violation of such condition is cured within fourteen (14) days, or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.

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Judith A. Ryerson  
Chairman, Planning Board

Date \_\_\_\_\_